



Local Historic Design Standards Update

Introduction

The Standards Update Subcommittee of the Historic Preservation Commission has had two meetings, on July 15th and September 15th, 2021, to discuss updates to the Local Historic Design Standards relating to six topics:

1. Composite/synthetic porch and deck flooring
2. Window replacement
3. Cementitious siding
4. Stamped concrete
5. Paint colors
6. Local Historic Landmarks

Historic Preservation Commission Staff brought forward example standards from Durham, Wilmington, and Charlotte relating to those six topics. The subcommittee then reviewed the example standards, the Secretary of the Interior's Standards for Historic Rehabilitation, and sample materials to write suggested standards to consider for the update.

The full Historic Preservation Commission reviewed the draft and moved to release the draft for public comment. A public hearing for the Local Historic Design Standards Update will be held at the December 9, 2021 Historic Preservation Commission meeting. More information about this meeting can be found here: salisburync.gov/HPC The Historic Preservation Commission will vote for the recommendation of adoption of the revised Local Historic Design Standards by City Council.

*For questions or to provide comment, please contact Emily Vanek, Planner, at
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Proposed Standards

The Proposed Standards to be added to the Local Historic Design Standards are outlined below. Standards are organized by chapter.

Chapter 3.5 Rehabilitation – Porches, Entrances, and Balconies

- Synthetic material may be considered for flooring of decks, patios, and porches, if the proposed synthetic flooring:
 - Has the historic profile and visual properties of the materials it was intended to mimic,
 - Has a demonstrated record of overall quality and durability, and
 - Will be painted or stained in a color appropriate to the building, regardless of factory finish.

Chapter 3.3 Rehabilitation – Windows and Doors

- If an original window has been replaced with a non-wooden window and the replacement windows has been documented to have been in place for at least seven years, it is appropriate to replace the existing window with a new non-wooden window, if the proposed window is appropriate in size, scale, proportion, pane or panel division, method of operation, and detail with the style of the building.

Chapter 3.9 Rehabilitation – Paint and Color

- Federal
 - Body: Whites, creams, oranges, pea-greens, reds, and slate
 - Trim: Whites and same color as body
 - Shutters: Blacks and dark colors
- Greek Revival
 - Body: Whites, off-whites, stone colors, and straw colors
 - Trim: Whites, off-whites, and creams
- Italianate
 - Body: Tans, grays, buffs; neutral colors
 - Trim: Light colors that complement the body color
 - Shutters: Dark colors
- Victorian
 - Body: Earth tones, pastels, and strong colors
 - Trims: White and creams and a color to unify the body color
 - Sash: White or the darkest color of the house
- Queen Anne
 - Body: One or two strong colors
 - Trim: Color to unify the accent body colors, decorative color for accent features
 - Sash: Darkest color of the house
 - Use three to five colors
- Shingle
 - Body: Chocolate browns, olives, grey-browns, and dark greens
 - Trim: Beiges, tans, and dark contrasting colors
 - Sash and doors: Dark colors

- Colonial Revival
 - Body: Whites, creams, and light grays, blue, and greens
 - Trim: Whites and creams
 - Shutters: Dark colors
- Tudor
 - Body: Tans, greens, greys, browns, and creams
 - Trim: Chocolate browns, whites, and light greens
- Mission
 - Body: Light, earthy browns, whites, creams, tans, and light peaches
 - Trim: White, creams, and dark browns
- Craftsman
 - Body: Dark hues earth tones: greens, tans, browns; red and blue
 - Trim: Creams, buffs, and tans with an accent color
- Mid-Century Modern
 - Body: Dark-hued earth tones: greens, creams, browns, and blues
 - Trim: Dark color that match the body color, whites, and creams
- Vernacular
 - Body: Light creams, whites, and medium-hued yellows, greens, and blues
 - Trim: Whites and creams
 - Shutters: Dark colors

Chapter 4.2 Site Design - Paving

- Typical walkways and paths are made of brick, stone, gravel, concrete or similar materials. Materials that are intended to mimic historic materials are not appropriate.
- Appropriate materials for driveways throughout the districts include gravel, stone, brick, granite, and concrete. Materials that are intended to mimic historic materials are not appropriate. Keep driveways their original size, scale, and proportion, especially when adding new driveways. The proportion should always be appropriate for the structure and existing driveways in the district.

Chapter 5.4 New Construction - Additions

- New windows and doors should match the existing structure's window and doors in material. The detailing, size, and design of new windows and doors should be compatible with the architectural style of the house.

Chapter 5.3 New Construction – Material, Design, and Rhythm

- While wood is the most appropriate material of siding for new houses, non-grained, cementitious siding may be reviewed for new construction if the thickness and vertical exposure of the siding are similar to historic wood siding found in the district. Traditional detailing such as corner boards and architectural trim should be installed when using cementitious siding. It is not appropriate to install hollow profile siding or trim.

Local Historic Landmarks

A Local Historic Landmark – Property will be granted a Certificate of Appropriateness based on the full Local Historic Design Standards.

A Local Historic Landmark – Cultural will be granted a Certificate of Appropriateness based on the ten Secretary of Interior’s Standards for Rehabilitation, if the Landmark is not also designated within a Local Historic District.

For more information on Local Historic Landmarks, please visit salisburync.gov/preservation.

Proposed Standards in Context

The following pages have the standards from the existing Local Historic Design Standards, with the proposed standards underlined. The final document, if adopted, will be formatted the same as the existing document, found here:

<https://salisburync.gov/Portals/0/Documents/Administration/Historic%20Preservation%20Commission/HPCDesignGuidelines.pdf?ver=2016-12-06-104350-990>

Chapter 1: Introduction

No standards in Chapter 1.

Chapter 2: Historic Character

No standards in Chapter 2.

Chapter 3: Rehabilitation Standards

Materials

- 3.1.1 Retain and preserve original walls, foundations, roofs, and architectural details.
- 3.1.2 Retain and preserve all historic materials and character defining features including:
 - masonry chimneys, arches, quoins, cornices, and pediments
 - wooden siding, shingles, brackets, cornices, balustrades, columns, and architraves
 - metal fences, gates, cornices, rails, roofs, gutters & downspouts, and hardware
- 3.1.3 If replacement of a historic material is necessary, use new materials that match the historic in size, shape color, pattern, and texture. If possible, replace only the deteriorated portion of the element.
- 3.1.4 Repair original historic materials and architectural elements by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.
- 3.1.5 Consider substitute materials only if the original materials are not technically feasible.
- 3.1.6 Unpainted masonry elements should not be painted. It is not appropriate to use nontraditional masonry coatings such as waterproofing and water repellents to substitute for repointing and repair.
- 3.1.7 Previously painted masonry surfaces should be painted in colors that best reflect the color of the original material. Removal of paint from painted masonry surfaces is not recommended, but if desired, should be undertaken using the gentlest means possible. If necessary, use only chemical paint remover specifically formulated for masonry.
- 3.1.8 Wooden features such as siding, trim, and windows should not be replaced or covered with contemporary substitute materials such as aluminum or vinyl, or spray on coatings.

- 3.1.9 It is recommended that synthetic coverings be removed if possible, and that the original material be repaired. Remove later siding carefully so that the wood is not damaged.
- 3.1.10 Certain synthetic materials, such as cementitious siding, can be reviewed on a case-by-case basis, providing:
- they are used only when the original material is no longer available or feasible,
 - they are installed in a traditional manner that includes the installation of corner boards, architectural trim around windows and doors, etc.,
 - they match the original in width of exposure, thickness, profile, texture, grain, and color.
- 3.1.11 When a certificate of appropriateness is being sought for the use of synthetic materials, the applicant should include with the application a sample of the new material as well as that that is being replaced.

Exterior Walls, Trim, and Foundations

- 3.2.1 Retain and preserve original walls and foundations, including their materials, form, pattern, color, texture, and details.
- 3.2.2 Retain and preserve all wall and foundation features that are character defining features including:
- 3.2.3 If replacement of a wall, foundation element, or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, and detail.
- 3.2.4 Use care when removing deteriorated clapboards as not to damage adjacent boards and details. Treat the surfaces of new clapboards with wood preservative or primer before installation. Use a wood stain preservative rather than paint for new wooden shingles.
- 3.2.5 Follow the standards for historic materials for the proper application of paint, paint removal, and substitute materials.
- 3.2.6 Locate new vents and mechanical connections through historic walls and foundations on non-character-defining areas or inconspicuously on side or rear areas where they will not be visible from the street.
- 3.2.7 It is not appropriate to introduce new wall or foundation features, such as vents, bays, doors, access doors, or window openings, if they would diminish the original design or damage historic materials.
- 3.2.8 If spans between masonry piers are to be filled in, recess and detail the panels so that the original piers are still prominent.

Windows and Doors

- 3.3.1 Retain and preserve original window and door openings, including their details such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.
- 3.3.2 Repair original windows, doors, and frames by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.
- 3.3.3 If replacement of a window or door element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, pane or panel division, material, method of operation, and detail.
- 3.3.4 If an original window has been replaced with a non-wooden window and the replacement window had been documented to have been in place for at least seven years, it is appropriate to replace the existing window with a new non-wooden window, if the proposed window is

appropriate in size, scale, proportion, pane or panel division, method of operation, and detail with the style of the building.

- 3.3.5 If exterior storm windows are desired, select ones that are coated with paint or a baked-enamel finish in a color appropriate to the trim color of the building. Install so that existing windows and frames are not damaged or obscured.
- 3.3.6 Select wooden storm or screen doors that are stained in a natural wood color or painted to match the building or the trim. Metal storm doors with a baked enamel finish to match the trim of the house are also appropriate. Incorporate full glazed panels in storm doors to maximize the view of the existing door. Install storm or screen doors so that the existing door and frame are not damaged or obscured.
- 3.3.7 If fabric awnings are historically appropriate, install them in porch, door, or window openings so that architectural features are not concealed and historic materials not damaged. Aluminum awnings are not appropriate on historic homes.
- 3.3.8 Construct replacement shutters of wood, size them to window openings, and mount them so that they are operable. It is not appropriate to introduce window shutters where no evidence of earlier shutters exists.
- 3.3.9 It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material, and design. Snap-in muntins are not appropriate replacements for true divided-light windowpanes.
- 3.3.10 It is not appropriate to fill in existing window or door openings if it would diminish the historic character of the building. It is not appropriate to replace or cover windows with plywood.
- 3.3.11 It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features.
- 3.3.12 For historic homes, it is not appropriate to replace transparent glass on windows and doors with tinted glazing, nor is it appropriate to paint transparent or translucent glass.

Roof Form

- 3.4.1 Retain and preserve original historic roofs form, shape, line, pitch, and overhang, as well as original architectural features such as chimneys, dormers, cupolas, and turrets.
- 3.4.2 Retain and preserve historic roofing material whenever possible, especially character-defining roofing elements. If repair or partial replacement is necessary, use new material that matches the historic material in composition, size, shape, color, pattern, and texture. Consider substitute material only if the original material is not available.
- 3.4.3 When an entire roof area must be replaced, contemporary substitute materials that closely imitate historic roofing materials appropriate to the structure, and that have demonstrated a record of quality and durability may be used. The physical properties of the new roof area should closely match or complement other roofed areas on the building. When a COA is being sought for the use of synthetic materials, the applicant should include with the application a sample of the new material as well as the existing material that is being replaced.
- 3.4.4 If new gutters and downspouts are necessary, install them so that no architectural features are damaged or lost. Coat replacement gutters and downspouts with paint or a baked enamel finish in a color appropriate to the house, unless they are made of copper.
- 3.4.5 Replacing concealed, built in gutters should be avoided.

- 3.4.6 If desired, install low-profile ridge vents provided that they do not diminish the original design of the roof or destroy historic roofing materials and details.
- 3.4.7 Historic roofing colors were traditionally dark, so using light colored asphalt shingles should generally be avoided.
- 3.4.8 Locate roof ventilators and antennas on non-character-defining roofs or inconspicuously on rear slopes where they will not be visible from the street.
- 3.4.9 It is not appropriate to paint or apply coatings to roofing material that was historically not coated.
- 3.4.10 It is not appropriate to introduce new roof features such as skylights, vents, and dormers, if they would diminish the original design of the roof or damage historic roofing materials or features.

Porches and Balconies

- 3.5.1 Retain and preserve original historic porches, entrances and balconies, as well as their character defining elements including piers, columns, pilasters, balustrades, rails, steps, brackets, soffits, and trim.
- 3.5.2 Retain and preserve historic porch and balcony material, such as flooring, ceiling board, lattice, and trim, whenever possible. If replacement is necessary, use new material that matches the historic material in composition, dimension, shape, color, pattern, and texture.
- 3.5.3 If replacement of a porch element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture, and detail. Repair wooden elements by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.
- 3.5.4 If a historic porch, entrance, or balcony is completely missing, replace it with either a reconstruction based on accurate documentation or a new design compatible with the historic character of the building in height, proportion, roof shape, material, texture, scale, detail, and color.
- 3.5.5 Synthetic materials may be considered for flooring of decks, patios, and porches, if the proposed synthetic flooring:
 - Has the historic profile and visual properties of the material it was created to mimic
 - Has a demonstrated record of overall quality and durability, and
 - Will be painted or stained in a color appropriate to the building, regardless of factory finish.
- 3.5.6 When introducing reversible features to assist people with disabilities, take care that the original design of the porch or the entrance is not diminished and historic materials or features are not damaged.
- 3.5.7 Enclosure of side or rear porches and balconies is discouraged. However, if enclosure of a side or rear porch is required for a new use, design the enclosure so that the historic character and features of the porch are preserved.
- 3.5.8 It is not appropriate to enclose front porches or balconies.
- 3.5.9 It is not appropriate to add elements or details to a porch or an entrance in an attempt to create a false historical appearance.
- 3.5.10 It is not appropriate to replace wooden porch floors or steps with concrete or brick ones.
- 3.5.11 It is not appropriate to add new porches, entrances, or balconies to primary elevations where none previously existed.

Garages and Outbuildings

- 3.6.1 Retain and preserve original historic garages and outbuildings, as well as their character defining elements including foundations, steps, roof form, windows, doors, architectural trim, and lattices.
- 3.6.2 Retain and preserve historic garage and outbuilding materials, such as siding, masonry, roofing materials, and wooden trim. If replacement is necessary, use new materials that match the historic materials in composition, dimension, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not feasible.
- 3.6.3 If replacement of an element or a detail is necessary, replace only the deteriorated item to match the original in size, scale, proportion, material, texture, and detail.
- 3.6.4 If a historic garage or outbuilding is completely missing, replace it with either a reconstruction based on accurate documentation or a new design compatible with the historic character of the main building or historic outbuildings in the district.
- 3.6.5 Keep the proportion and the height of new garages and outbuildings compatible with the proportion and the height of historic garages and outbuildings in the district.
- 3.6.6 In constructing new garages and outbuildings, use traditional roof forms, materials, and details compatible with the main building or historic outbuildings in the district. Prefabricated storage buildings are appropriate provided they have a shingle roof and are made of wood painted in a color that complements the house. Select a structure that complements the main structure in body and roof style. Storage buildings constructed of metal, vinyl or plastic are not appropriate.
- 3.6.7 Locate new garages and outbuildings in rear yards and in a traditional relationship to the main building. Consult with the One Stop Shop for Development Services to determine modern setback requirements.
- 3.6.8 It is not appropriate to locate a garage or an outbuilding in front of the main building unless such a location is historically accurate for a specific site.

Sustainability

- 3.7.1 Repair rather than replace historic windows following the standards set forth in Section 3.3. Improve thermal efficiency by installing weather-stripping, storm windows, caulk, and if they are historically appropriate, fabric awnings and shutters.
- 3.7.2 Repair rather than replace historic building materials following the standards set forth in Section 3.1.
- 3.7.3 Solar panels are appropriate in Salisbury's historic districts and should be installed with the following considerations:
 - Where possible, solar panels and similar devices should be installed on secondary structures such as garages or outbuildings, or as ground-mounted panels.
 - Where possible, install solar panels on rear or non-character defining roofs that cannot be seen from the street.
 - If the orientation of the structure requires installation on a primary roofline that can be seen, ensure that installation does not damage or hide any architectural features.
 - Panels should be installed in the same plane as the roofline in the upper portion of the roof, and in a configuration, rhythm, and scale as other architectural features such as fenestration.

- Install panels so that they can be removed without any damage to the historic structure or its features.
 - Where possible, solar panels should be similar in color to the existing roof materials.
 - More information on solar panels and historic properties can be obtained from the National Park Service.
- 3.7.4 When a Certificate of Appropriateness is being sought for the use of solar panels or other sustainable treatment, the applicant should include with the application a sample, a scale diagram and dimensions of the proposed placement of the treatment, and documentation that conveys its installation, energy ratings, etc.
- 3.7.5 Rain barrels are appropriate within the historic districts, and should be installed with the least amount of visibility. Consider screening if possible. Wood and darker colors are preferred.
- 3.7.6 Wherever possible on new construction or additions, install more or larger windows on south facing façades to insulate in the winter and reduce heat gain in summer.
- 3.7.7 Utilize exterior storm windows and doors rather than replacing windows. Following the standards in Section 3.3:
- Use storm windows that are coated with paint or a baked-enamel finish in a color appropriate to the color of the building.
 - Use wooden or metal screen doors that are stained a natural wood color, or coated to match the trim of the house.
 - Install so that existing windows and doors, including frames are not damaged.
- 3.7.8 Install equipment such as heating and air conditioning units in areas and spaces requiring the least amount of alteration to the appearance and the materials of the building. Screen the equipment from view. Locate window air-conditioning units on rear or inconspicuous elevations.
- 3.7.9 If appropriate to the historic structure and use, attempt to use permeable paving surfaces such as gravel, pavers, and brick.

Accessibility and Safety

- 3.8.1 Review proposed new uses for existing historic buildings to determine if related building code and accessibility requirements are feasible without compromising the historic character of the building and the site.
- 3.8.2 Meet health and safety code and accessibility requirements in ways that do not diminish the historic character, features, materials, and details of the building.
- 3.8.3 Locate fire exits, stairs, landings, and decks on rear or inconspicuous side elevations where they will not be visible from the street.
- 3.8.4 It is not appropriate to introduce new fire doors if they would diminish the original design of the building or damage historic materials and features. Keep new fire doors as compatible as possible with existing doors in proportion, location, size, and detail.
- 3.8.5 When introducing reversible features to assist people with disabilities, take care that the original design of the porch or the entrance is not diminished and historic materials or features are not damaged. If minimal original material needs to be removed to install, they should be properly stored.
- 3.8.6 If possible, comply with accessibility requirements through portable or temporary, rather than permanent, ramps.

Paint and Color

- 3.9.1 It is not appropriate to paint unpainted brick and stone, or to paint copper and bronze.
- 3.9.2 It is not appropriate to apply paint or other coatings to unpainted wall material that was historically not coated.
- 3.9.3 It is not appropriate to apply paint or other coatings to unpainted foundations that were historically not coated.
- 3.9.4 It is not appropriate to use spray-on vinyl coatings as a substitute for paint.

Rear Facades of Buildings

- 3.10.1 Locate additions as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings. See standards for additions in Chapter 5, Section 5.4.
- 3.10.2 Install mechanical equipment such as heating and air conditioning units in areas and spaces requiring the least amount of alteration to the appearance and the material of the building, such as the rear facade. Screen the equipment from view.
- 3.10.3 Locate exposed exterior pipes, wires, meters, and fuel tanks on rear elevations or along an inconspicuous side of the building in a screened area.
- 3.10.4 Locate window air-conditioning units on rear facades or other non-character defining locations.
- 3.10.5 Satellite dishes should be placed on a rear elevation or screened from public view.
- 3.10.6 Commercial buildings in downtown are encouraged to provide customer access from the rear façade if an existing opening is available and if the back of the property is adjacent to a parking area. Access points should be landscaped, feature appropriately scaled signage, and be adequately lit to ensure safety without detracting from the entire area.
- 3.10.7 Locate fire exits, stairs, landings, and decks on rear or inconspicuous side elevations where they will not be visible from the street.
- 3.10.8 If possible, meet handicapped and accessibility requirements on the rear façade

Chapter 4: Site Design

Streetscape

- 4.1.1 Retain and preserve all historic granite curbing within Salisbury's historic districts.
- 4.1.2 Incorporate street trees into new projects or streetscape plans, creating shade for pedestrians and adjacent properties.
- 4.1.3 Incorporate landscape and hardscape elements such as planting strips in neighborhoods, or brick pavers in downtown, to define the street edge and clearly delineate the pedestrian and vehicular areas.
- 4.1.4 Maintain existing landscape and hardscape in public areas.
- 4.1.5 For infrastructure projects, coordinate the efforts of each public agency to ensure street scape elements are maintained and enhanced in the historic districts.
- 4.1.6 Wherever appropriate, incorporate street furniture such as benches and trash receptacles as well as lighting that contributes to the historic character and pedestrian friendly environment. Use consistent materials and design within individual districts.
- 4.1.7 Whenever possible, place utilities on the rear of lots or otherwise screen to limit visibility.

Paving

- 4.2.1 Retain and maintain the historic configuration and materials of existing driveways and alleys whenever possible.
- 4.2.2 Construct new driveways to conform to the spacing, the width, the configuration, and the traditional paving materials of existing driveways.
- 4.2.3 Locate new driveways so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary. Avoid damage to historic curbs and sidewalks.
- 4.2.4 Locate new parking areas as unobtrusively as possible in rear yards whenever possible. It is not appropriate to locate off-street parking in front yards in residential neighborhoods.
- 4.2.5 For non-residential properties, parking areas should be located to the side and rear of the lot.
- 4.2.6 Create perimeter planting strips around new parking areas. Subdivide large parking areas with interior planting strips to break up the expanse of paving.
- 4.2.7 In residential districts, screen all new parking areas from adjoining properties with fencing or shrubbery.
- 4.2.8 Incorporate existing mature trees into new parking areas whenever possible, and introduce new trees to maintain the tree canopy.
- 4.2.9 Design lighting levels for safety. Use unobtrusive, directional lighting fixtures to avoid spilling light onto adjacent properties. For non-residential parking areas, use lighting fixtures that turn off automatically after business hours, if possible.
- 4.2.10 Typical walkways and paths are made up of brick, stone, gravel, concrete, or similar materials. Materials that are intended to mimic historic materials are not appropriate.
- 4.2.11 Appropriate materials from driveways throughout the residential districts include gravel, stone, brick, granite, and concrete. Materials that are intended to mimic historic materials are not appropriate. Keep driveways to their original size, scale, and proportion, especially when adding new driveways. The proportion should always be appropriate for the structure and existing driveways in the district.
- 4.2.12 It is not appropriate to create large off-street parking areas encompassing so much of the rear yard that the residential character of the site is lost.
- 4.2.13 It is not appropriate to abut new driveways or parking areas directly to the principal structure.

Lighting

- 4.3.1 In residential areas, introduce exterior lighting that is understated and compatible with the residential quality of the structure, the property, or the historic district. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, material, use, size, scale, color, and brightness.
- 4.3.2 Unless original fixtures exist, select unobtrusive lighting fixtures that are compatible with the building and the site.
- 4.3.3 Rather than indiscriminately lighting areas, introduce subtle lighting qualities by carefully locating light sources.
- 4.3.4 Introduce lighting levels that provide adequate safety, yet do not detract from or overly emphasize the structure or the property.
- 4.3.5 Introduce low-level lighting at the public-private edge of the property for the safety of pedestrians.

- 4.3.6 Introduce directional lighting to avoid spilling light onto adjacent properties. Exterior lighting should not be directed onto neighboring properties because it may adversely affect enjoyment of such properties.
- 4.3.7 Screen facade lights from public view.
- 4.3.8 It is not appropriate to install tall security lights in locations that are visible to the public.
- 4.3.9 Use pedestrian scaled lighting fixtures and poles in pedestrian areas.
- 4.3.10 Where possible and appropriate, incorporate traditional lighting fixtures and poles rather than modern fixtures.

Fences and Walls

- 4.4.1 Retain and preserve original fences and walls including all character defining architectural features such as gates, granite pillars, hardware, decorative pickets, and rails.
- 4.4.2 Retain and preserve historic fence and wall material whenever possible. If replacement is necessary, use new material that matches the historic material in composition, size, shape, color, pattern, and texture. Consider substitute material only if the original material is not technically feasible. If replacement of a fence or a wall element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture, and detail.
- 4.4.3 It is not appropriate to apply paint or other coatings to unpainted wall or fence materials that were not historically coated.
- 4.4.4 If a new fence or wall is to be constructed, use a design compatible with the historic character of the building and the district.
- 4.4.5 Keep new picket fences substantially open in character, and paint them white or a color appropriate to the color of the building.
- 4.4.6 Generally, construct new fences or walls to follow property lines and not to abut existing buildings.
- 4.4.7 It is not appropriate for new fences to exceed a maximum height of forty-two inches in front yards or six feet in rear yards. For rear side yard fences, it is not appropriate for the six-foot maximum height to extend beyond the rear corner of the house.
- 4.4.8 It is not appropriate to use contemporary fence or wall materials, such as vinyl and chain link fencing, that were not historically available and are inconsistent with the character of the district.
- 4.4.9 Whenever possible, screen existing chain link fences with vegetation, such as climbing vines, ivy, or shrubbery.
- 4.4.10 Restrict utilitarian fences to rear yards, and screen them from view.
- 4.4.11 It is not appropriate to use fences or walls to screen front yards. Limit privacy fences to side and rear yards. If possible, use wooden privacy fences to screen parking areas, mechanical equipment, or other intrusive site features on residential properties. Relate privacy fences and walls for commercial buildings to the materials of the buildings or adjacent fences and walls.

Landscaping

- 4.5.1 The removal of any tree larger than eighteen inches in diameter at four-and-a-half feet above the ground requires a COA.
- 4.5.2 Remove a diseased, mature tree only on a written certification of its condition by an arborist, a landscape architect, a cooperative agent, or a city-designated agent. If it is necessary to remove

a large tree or a hedge because of disease or storm damage, replace it with a new tree or hedge of the same species or with a similar appearance.

- 4.5.3 Pruning of large, mature trees that calls for the employment of a tree service also requires a Certificate of Appropriateness. Pruning techniques that promote the health and natural growth of the tree are encouraged. Unnatural pruning techniques such as topping, stubbing, dehorning or lopping are not appropriate.
- 4.5.4 It is not appropriate to install contemporary site features, such as swimming pools or decks, if they would compromise the historic character of the site or be visible from the street.
- 4.5.5 It is not appropriate to introduce gazebos, greenhouses, or playground equipment in front yards or front side yards.
- 4.5.6 Incorporate existing large trees and other significant landscape elements into plans for additions and new construction.

Art

- 4.6.1 Artwork should be appropriately scaled for the intended space.
- 4.6.2 Landscaping, seating, interpretive signage and other improvements to enhance the setting and the viewing experience are encouraged, and should follow previous standards.
- 4.6.3 In selecting locations for wall-mounted art, such as murals, mosaics or metal installations, avoid areas that are important to the overall design or architectural rhythm of the building.
- 4.6.4 Artwork should not conceal or result in the removal of character-defining details or features.
- 4.6.5 Artwork should be cared for and refurbished as required by the nature of the material to maintain the appropriate appearance of the piece.
- 4.6.6 Durable materials intended for exterior applications should be used.
- 4.6.7 Select materials for pedestals, paving or walkways that are typical of those found in the district, except where they are integral to the art itself.
- 4.6.8 Methods of stabilization or attachment should be fully reversible and not cause damage to historic materials.
- 4.6.9 Accessories to the artwork such as mounting hardware or lighting should be unobtrusive and screened from view as much as possible

Signage and Awnings

- 4.7.1 Introduce unobtrusive signage in residential districts that is simply designed and easily read.
- 4.7.2 Make lighting for signs compatible with the residential atmosphere and the historic character of the district.
- 4.7.3 Use traditional materials commonly found on turn-of-the century buildings such as wood, metal, or stone or use modern materials that have the appearance of traditional.
- 4.7.4 Signs should be compatible with the architectural character of the building in size, scale, materials style, and location.
- 4.7.5 Keep identification signs for residential structures small in size, generally under three square feet.
- 4.7.6 Whether on a commercial site or residential structure, signs should be placed in locations that do not obscure any historic architectural features of the building or obstruct any views or vistas.
- 4.7.7 Wall signs should be flush-mounted on flat surfaces and done in such a way that does not destroy or conceal architectural features or details. For commercial buildings, these signs should fit in the appropriate spaces on sign panels, friezes, lintels, and fascia.

- 4.7.8 Projecting signs should be carefully designed to reflect the character of the building and be compatible with other adjacent signage.
- They can have visually appealing elements such as shapes, painted or applied letters; two or three dimensional icons, etc.
 - Their mounting hardware should be an attractive and integral part of the sign design.
 - They may be constructed of a variety of materials including wood, metal, and appropriated plastics or composites.
- 4.7.9 Sidewalk signs in commercial areas are appropriate, providing:
- Sign lettering should have a finished look. Sandwich board signs with chalkboards or dry erase boards are appropriate signage.
 - They should be used to inform pedestrians about the business name, location, and type of goods available at the shop, sale items, or other similar factual and business-oriented messages.
 - Within the allowable size, height, and dimensions, creative shapes that reflect the type or theme of the business being advertised are encouraged (e.g., ice cream shop may display a sign in the shape of an ice cream cone.)
- 4.7.10 Signs illuminated from within are generally not appropriate. Lighting for externally illuminated signs should be simple and unobtrusive and should not obscure the content of the sign or the building façade or damage historic materials.
- 4.7.11 Install freestanding signs appropriately, such as on well landscaped ground bases or low standards.
- 4.7.12 Larger commercial developments are encouraged to incorporate a sign program that can be used by tenants to guide them in selection of new signs.
- 4.7.13 If fabric awnings are historically appropriate to the historic home, install them in porch, door, or window openings so that architectural features are not concealed and historic materials not damaged. Aluminum awnings are not appropriate on historic homes.
- 4.7.14 On commercial buildings, awnings should be made of cloth or other woven fabric such as canvas. Metal awnings are generally not appropriate, but can be used in some instances if they are compatible with the historic character of the building. Vinyl or plastic awnings are not appropriate.
- 4.7.15 Base the design of new awnings on historic documentation of the building or examples from buildings of similar style and age. Awnings for new buildings should be of similar materials, size, and scale of that commonly found in the historic district.
- 4.7.16 Mount awnings in a manner that does not obscure or damage historic architectural features of the building. Awnings should be placed appropriately above the transom and projecting over individual window or door openings. They should fit within the window or door opening.
- 4.7.17 Neither a continuous awning is appropriate, nor are backlit awnings or those with internal illumination.

Chapter 5: New Construction

Building Setback and Orientation

- 5.1.1 Keep the setback of the proposed building consistent with the setback of adjacent district buildings or nearby district buildings fronting on the same street.
- 5.1.2 In downtown, buildings should be built close to the property line to continue the overall building line of the streetscape.
- 5.1.3 Make the distance between the proposed building and adjacent buildings compatible with the spacing between existing district buildings. In downtown, most buildings share interior walls.
- 5.1.4 New buildings should be oriented to the street, consistent with existing buildings.
- 5.1.5 Downtown commercial buildings should have primary pedestrian access oriented to the street.
- 5.1.6 New commercial buildings should be designed on a human scale, and incorporate a pedestrian
- 5.1.7 If parking is to be included in the design of a new construction project, it should be located in the rear of the building or in an interior portion of the block. Access to parking can be from alleyways, side streets, or other parking areas. If possible, allow for pedestrian access from the parking areas at the rear of the building.
- 5.1.8 If parking abuts a street, it should be screened from view by landscaping and/ or a low brick wall.
- 5.1.9 Make all proposed site features and secondary structures, including garages, outbuildings, fences, walls, and landscaping masses, compatible with site features and secondary structures. Use photographs and other written or graphic items such as site plans to record the original setting.

Size and Scale

- 5.2.1 Design the height of the proposed building to be compatible with the height of historic buildings on the block or the street. New buildings should not vary more than ten percent from the average height of buildings within the block, and generally should be under thirty-five feet. Taller features such as chimneys, steeples, cupolas, etc can also be reviewed.
- 5.2.2 Design the proportion (the ratio of the height to the width) of the proposed building's front elevation to be compatible with the proportion of front elevations of contributing buildings in the district.
- 5.2.3 Introduce new windows and doors that are compatible in proportion, shape, position, location, pattern, and size with windows and doors of contributing structures in the district.
- 5.2.4 Keep the roof shape of the proposed building consistent with roof shapes in the district: gable, hip, gambrel, flat, and mansard.
- 5.2.5 There is a greater variation in height from building to building in downtown, so flexibility in height is appropriate as long as the overall scale of the new building and adjacent buildings are compatible.
- 5.2.6 Buildings on the interior of a continuous block face should be no more than one story taller than the adjacent structures. Buildings on corners can be larger in scale than adjacent structures.
- 5.2.7 A building's overall proportion (ratio of height to width) should be consistent with existing historic structures.
- 5.2.8 Variations in the scale of buildings may be appropriate only on larger lots on the fringes of the district. Buildings of different scale should be separated by an appropriate distance as to minimize the relative impact.

- 5.2.9 Buildings of larger scale should provide for various landscaping and pedestrian amenities. Pedestrian access should be provided in and through the site.

Materials, Design Elements, and Rhythm

- 5.3.1 Use materials that are similar to those commonly found in the historic district such as brick, stone, stucco, wood, metal. Keep the dominant material consistent with other buildings within the district.
- 5.3.2 While wood is the most appropriate material of siding for new houses, non-grained, cementitious siding may be reviewed for new construction if the thickness and vertical exposure of the siding are similar to historic wood siding found in the district. Traditional detailing such as corner boards and architectural trim should be installed when using cementitious siding. It is not appropriate to install hollow profile siding or trim.
- 5.3.3 New buildings should be oriented to the street, consistent with existing buildings.
- 5.3.4 Make the scale (the relationship of a building's mass and details to the human figure) of the proposed building compatible with the scale of contributing structures in the district.
- 5.3.5 Ensure that the architectural details of the proposed building complement the architectural details of contributing structures in the district.
- 5.3.6 For new commercial structures in downtown, buildings should incorporate a traditional design framework that includes a base, middle, and cap. The upper portion of the building should be clearly distinguished from the street level.
- 5.3.7 Avoid large expanses of blank walls on new construction. Incorporate windows and other variations of design elements to divide the elevation into sections that better address the human scale of the district.
- 5.3.8 Contemporary construction that does not directly copy from historic buildings in the district but is compatible with them in height, proportion, roof shape, material, texture, scale, detail, and color, is strongly encouraged.

Additions

- 5.4.1 Locate additions as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings.
- 5.4.2 Construct additions so there is the least possible loss of historic fabric. Ensure that character defining features of the historic building are not obscured, damaged, or destroyed.
- 5.4.3 The size and scale of additions should not visually overpower historic buildings. Additions should not be taller than the original building.
- 5.4.4 Design additions so that they are differentiated from the historic building. Avoid duplicating the form, material, style, and detail of the historic building so closely that the integrity of the original building is lost or compromised.
- 5.4.5 Design additions so that they are compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors. Either reference design motifs from the historic building, or introduce a contemporary design that is compatible with the historic building.
- 5.4.6 New windows and doors should match the existing structure's windows and doors in material. The detailing, size, and design of new windows and doors should be compatible with the architectural style of the building.

- 5.4.7 Follow the standards for materials in the previous section for materials, design elements, and rhythm.
- 5.4.8 Where possible, design additions so that they can be removed in the future without damaging the historic building.
- 5.4.9 Design the roof form to be compatible with the historic building and consistent with contributing roof forms in the historic district.
- 5.4.10 Design the foundation height and the eave lines of additions generally to align with those of the historic building.

Rear Decks, Terraces, and Rooftop Decks

- 5.5.1 Locate decks and terraces as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings.
- 5.5.2 Construct decks and terraces so that there is the least possible loss of historic fabric. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
- 5.5.3 Significant architectural features on a historic structure, such as a porch, should not be removed to construct a deck.
- 5.5.4 Screen decks and terraces from public view with appropriate landscaping.
- 5.5.5 For rooftop decks and terraces, use a design that steps back activities such as umbrellas and tables so that they are not seen from the sidewalk or street.
- 5.5.6 If a new deck is to be constructed, its design should be compatible in materials and detail with the main building.
- 5.5.7 If possible, when adding a rear deck to a historic structure, it should be designed so that it could be removed in the future without any loss to the historic fabric of the existing building.
- 5.5.8 For residential decks generally align the height of the deck with the floor level of the historic building. If applicable, install compatible skirt boards and, where appropriate, lattice panels to screen deck framing.
- 5.5.9 It is not appropriate to use unfinished lumber or decking as the finished appearance of the deck. Paint or stain decks in colors compatible with the historic building.

Chapter 6: Demolition

Demolition

- 6.1.1 Work with the HPC to seek alternatives to demolition.
- 6.1.2 If all alternatives have been exhausted, follow these standards for demolition:
 - Make a permanent record of a significant structure before demolition. The record shall consist of photographs and other documents, such as drawings, that describe the architectural character and the special features of the building. The HPC determines on a case-by-case basis the precise documentation of a specific building that is required and the person who is responsible for producing that documentation. The documentation must be submitted for review by the HPC before the demolition. The record is retained by the City of Salisbury.

- Work with the HPC to identify salvageable materials and potential buyers or recipients of salvaged materials. The removal of all salvageable building materials before demolition is encouraged, and may be required depending on the significance of the building.
- Clear the structure quickly and thoroughly.
- Submit a site plan with the demolition application illustrating proposed landscaping and any other site development to be completed after demolition.
- Plant the site or appropriately maintain it until it is reused. If the site is to remain vacant for over one year, it should be improved to reflect an appearance consistent with other open areas in the district.

Relocation

- 6.2.1 Document original site conditions before moving the structure. Use photographs and other written or graphic items such as site plans to record the original setting.
- 6.2.2 Assess the structural condition of the building before moving it, to minimize damage during the move.
- 6.2.3 Work with contractors experienced in successfully moving historic structures.
- 6.2.4 Protect the building from weather damage and vandalism during the relocation.
- 6.2.5 If a structure is moved to a site within the historic district —
 - Assess the architectural compatibility of the relocated structure with adjacent buildings according to the standards for new construction.
 - Review the proposed siting, setback, landscaping, and other site-specific treatments according to pertinent standards.
 - Ensure that the relocation will not damage existing historic buildings or the character of the district.

Chapter 7: District Overviews and Standards

West Square Historic District

- 7.1.1 Maintain the integrity of historic materials and architectural detailing within the district. Refer to guidelines for materials in Section 3.1
- 7.1.2 Use historic paint colors and color placement that are appropriate to the historic architectural style. Refer to guidelines for paint and color in Section 3.9
- 7.1.3 Maintain the character of the neighborhood infrastructure including streets, historic granite curbing, utilities, and public spaces. Refer to site design guidelines for streetscape in Section 4.1
- 7.1.4 Maintain a consistency of scale, orientation, and massing within the district. Refer to new construction guidelines in Section 5.1 and Section 5.2.
- 7.1.5 Maintain the traditional character of the street yard. Refer to guidelines for site design in Sections 4.2, 4.3, 4.4, and 4.5.

North Main Street Historic District

- 7.2.1 Maintain the integrity of historic materials and architectural detailing within the district. Refer to guidelines for materials in Section 3.1
- 7.2.2 Original building materials should be used on historic buildings. Certain synthetic materials can be reviewed on a case-by-case basis, providing:
 - they are used only when the original material is no longer available or feasible.

- they are installed in a traditional manner that includes the installation of corner boards, architectural trim around windows and doors, etc.
 - they match the original in width of exposure, thickness, profile, texture, grain, and color.
 - When a Certificate of Appropriateness is being sought for the use of synthetic materials, the applicant should include with the application a sample of the new material as well as that that is being replaced. Refer to guidelines for materials in Section 3.1
- 7.2.3 Maintain the character of the neighborhood infrastructure including streets, street yard, sidewalks, and open space. Refer to site design guidelines for streetscape in Section 4.1, 4.2, 4.3, 4.4, and 4.5
- 7.2.4 New buildings should be constructed of a scale traditionally seen in single-family neighborhoods. They should be compatible in scale, orientation, height, etc. Refer to new construction guidelines in Section 5.1 and Section 5.2.

Ellis Street Graded School Historic District

- 7.3.1 Maintain the integrity of historic materials and architectural detailing within the district. Refer to guidelines for materials in Section 3.1
- 7.3.2 Maintain the character of the neighborhood infrastructure including streets, street yards, sidewalks, and open space. Refer to site design guidelines for streetscape in Section 4.1, 4.2, 4.3, 4.4, and 4.5.
- 7.3.3 New buildings should be constructed of a scale traditionally seen in single-family neighborhoods. They should be compatible in scale, orientation, height, etc. Refer to new construction guidelines in Section 5.1 and Section 5.2.

Brooklyn-South Square Historic District

- 7.4.1 Maintain the integrity of historic materials and architectural detailing within the district. Refer to guidelines for materials in Section 3.1
- 7.4.2 Original building materials should be used on historic buildings. Certain synthetic materials can be reviewed on a case-by-case basis, providing:
- they are used only when the original material is no longer available or feasible
 - they are installed in a traditional manner that includes the installation of corner boards, architectural trim around windows and doors, etc.
 - they match the original in width of exposure, thickness, profile, texture, grain, and color.
 - When a certificate of appropriateness is being sought for the use of synthetic materials, the applicant should include with the application a sample of the new material as well as that that is being replaced. Refer to guidelines for materials in Section 3.1
- 7.4.3 Maintain the character of the neighborhood infrastructure including streets, sidewalks, and open space. Refer to site design guidelines for streetscape in Section 4.1
- 7.4.4 Maintain the traditional character of the street yard. Refer to guidelines for site design in Sections 4.2, 4.3, 4.4, and 4.5.

Downtown Historic District

- 7.5.1 Retain and preserve historic storefronts and storefront features such as entryways, display windows, doors, transoms, corner posts, etc.
- 7.5.2 Whenever possible, retain and preserve historic materials. Avoid the removal of historic materials or architectural features.

- 7.5.3 Whenever repairing or renovating a historic commercial building, it is recommended that any non-historic storefront or façade treatments including metal cladding or other non-historic alteration be removed.
- 7.5.4 If replacement of a deteriorated storefront or storefront feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail. Single pane windows should not be replaced with double paned glass.
- 7.5.5 When reconstructing a historic facade, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
- 7.5.6 Whenever changes are required to meet building or accessibility codes, they should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.